

**Grantee: State of Montana**

**Grant: B-08-DN-30-0001**

**July 1, 2013 thru September 30, 2013 Performance Report**

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**Grant Number:**

B-08-DN-30-0001

**Obligation Date:****Award Date:****Grantee Name:**

State of Montana

**Contract End Date:**

04/02/2013

**Review by HUD:**

Reviewed and Approved

**LOCCS Authorized Amount:**

\$19,600,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$5,434,700.65

**Total Budget:**

\$25,034,700.65

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

According to HUD, NSP funds must be focused on Areas of Greatest Need and for projects that will have a meaningful impact on communities. The Notice states, "NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted areas set forth in the grantee's substantial amendment." HERA requires that NSP funds be targeted to Areas of Greatest Need within the State of Montana and be used or obligated on or before September 19, 2010. Therefore, NSP funds, as required by HERA, can only be dispersed in those areas determined to be an Area of Greatest Need (AGN). In Montana, the following 24 Counties and 7 Indian Reservations have been identified as Areas of Greatest Need:

Counties:

Anaconda-Deer Lodge, Big Horn, Broadwater, Butte-Silver Bow, Cascade, Custer, Flathead, Golden Valley, Gallatin, Glacier, Lake, Lewis & Clark, Lincoln, Meagher, Mineral, Missoula, Petroleum, Pondera, Powell, Ravalli, Roosevelt, Rosebud, Sanders, and Yellowstone

Indian Reservations:

Blackfeet, Crow, Fort Belknap, Fort Peck, Flathead, Northern Cheyenne, and Rocky Boy

While the Montana NSP Amendment identified the State's Areas of Greatest Need (AGN) as part of an amendment to the State's Consolidated Plan, HUD required that the AGN's identified by the State must also target NSP funds to high risk census tracts, block groups, or neighborhoods within the AGN while meeting the low, moderate and middle income (LMMI) NSP objective. Due to the large geographical area of the counties and the recommendation from HUD, all Areas of Greatest Need identified by the State were eligible to apply for NSP funds. As a result, Montana NSP applicants were required to identify "sub-areas of greatest need" in their eligible county or reservation using HUD data, data collected by MDOC, or other local data (such as foreclosure filings or the number of homes in default) to define a sub-area of greatest need and appropriate NSP eligible activity proposals.

### Distribution and and Uses of Funds:

#### Distribution and Use of Funds

MDOC began accepting applications from all eligible local governments located within an AGN. As outlined in the MDOC application guidelines, several ranking priorities were used to determine which applications would be approved as eligible. Ranking priorities included: NSP Eligible Activity; Recognizable Impact; Capacity of Grantee; Citizen Participation; Assistance to low income households; and Readiness to Proceed. Absolute priority funding was given to those applications that proposed to address the foreclosure issues in their community and provide at least 25 percent of all NSP awarded funds to assist households at or below 50 percent of area median income. To ensure the assistance to low-income households proposed in any NSP project, MDOC developed contract conditions with required performance levels in order to receive NSP grant payments.

Additionally, lump sum awards were not awarded to eligible applicants due to the unpredictable nature of the housing market to secure foreclosed properties and to ensure that all NSP funds were obligated by September 19, 2010. Therefore, all NSP project funds were awarded through a "performance based grant" system. The intent of a performance based grant award system was to award NSP funds to those grantees that were first successful in obligating and expending funds for eligible activities. The sub-grantee or local government's role in a performance based system is to assure that approved projects are completed on time, are within the approved budget, and according to the original scope of work. The number of housing units, the budget, and the implementation schedule, provided by the local government and approved by MDOC, is the guide to determine the successful performance of the local government. In this manner, MDOC ensured that approved local governments were continually obligating the funds through a successive project activity contract on an incremental basis. MDOC awarded all NSP funds through eight approved grantees to carryout NSP eligible activities.



#### Administrative Funds

The 10 percent of NSP Administrative funds available were distributed as follows: A total of five percent (or \$980,000) was retained by the State to fulfill the administrative and monitoring requirements of the program, and five percent (or \$980,000) was available to local governments receiving NSP grant funds for grant administration. The local government administrative fund amount was directly proportional to the amount of project funds that were awarded.

#### Eligible Applicants

For the purposes of Montana's NSP program, eligible applicants were limited to Indian reservations, counties, cities, and towns in areas of the State designated as Areas of Greatest Need.

#### Eligible Activities

MDOC made NSP funds available for the following statutorily eligible activities. NSP funds are eligible to:

- a) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b) Purchase and rehabilitate homes and residential property

#### Distribution and Uses of Funds:

done or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

- c) Establish land banks for homes that have been foreclosed upon.
- d) Demolish blighted structures.
- e) Redevelop demolished or vacant properties.

#### Grant Amounts

MDOC strived to distribute NSP funds fairly and reasonably given the strong interest and need for NSP funds and the limited timeframe to obligate the funds. As implemented by MDOC, the performance based grant award system is to award NSP funds to those grantees that were first successful in obligating and expending funds for eligible activities. This grant award system was the key component to successfully obligating all funds by September 19, 2010. MDOC also recommended that eligible applicants apply for funding amounts commensurate with:

- a) Cost of the project;
- b) Amounts of NSP funds available for the specific activity;
- c) Consideration/Collaboration of other proposals submitted from Areas of Greatest Need;
- d) Availability of other funding sources;
- e) The distribution of NSP funds to families or individuals at or below 50% of AMI;
- f) Need of the jurisdiction (HUD Risk Score, subprime lending activities, and Notices of Trustee Sales, i.e., foreclosure filings); and
- g) The applicant's capacity to carry out the proposed activities in a timely manner (conformance to the HUD requirements for the 18 month obligation of funds and conformance to the 4 year expenditure of NSP funds).

#### Award of Funds

As required by HERA, NSP funds must be used or obligated within 18 months of receipt of the State's grant or by September 19, 2010. Therefore, the State implemented an incremental, obligation-based or performance based grant approach for the NSP projects, to assure that the \$19.6 million of NSP funds is used or obligated during the 18-month timeframe of the State's receipt of Montana's NSP funds.

#### Grant Application Selection Criteria and Priorities

MDOC has established the priorities described below that was used in the NSP proposal review process for all NSP applications submitted.

**Neighborhood Stabilization:** MDOC will give priority to those proposals that can demonstrate a strong relationship to neighborhood stabilization activities, which is consistent with existing local housing priorities.

**Recognizable Impact:** MDOC will give priority to those proposals located within Areas of Greatest Need that can demonstrate the eligible NSP activities would result in a long-term, recognizable and visible impact and would promote overall neighborhood stabilization and community renewal.

**Capacity of Applicant and Program Administrators:** An applicant must have the management capacity to undertake and satisfactorily complete the project it is proposing. If any question arises during the evaluation as to the management and capability of completing the project, MDOC may request additional information.

#### Distribution and Uses of Funds:

information.

**Citizen Participation Requirements:** Public involvement can be a key factor in developing community understanding and support for a proposed NSP project and ultimately lead to a more successful project. By involving the public up-front in the development of NSP grant proposals, potential applicants can make more people aware of the opportunities available through a proposed NSP project.

**Assistance to Low-Income Households at or Below 50 percent AMI:** In order to meet the requirement that at least 25 percent of all NSP funds assist households at or below 50 percent of the area median income (AMI), the State will give absolute priority to proposals that address foreclosed and abandoned property which will serve persons in this income category.

**Priority Need Areas:** MDOC will give priority to proposals that address foreclosures and abandonment in the Priority Need Areas or sub-area of greatest need as defined in the NSP substantial amendment and the NSP application guidelines. To qualify for this criterion, an applicant is not required to use all NSP funds in the geographic location(s) defined as Priority Need Areas. The State encouraged the use of local data to identify further priority need areas.

## Definitions and Descriptions:

### Definitions and Descriptions Blighted Structure

The definition of "blighted structure" can include any one of the following categories:

§ Structures that would follow the definition under MCA 7-15-4206 part (a):

- o "Blighted Structure" means a structure that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, that substantially impairs or arrests the sound growth of the city or its environs, that retards the provision of housing accommodations, or that constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare and morals in its present conditions and use by reason of substantial physical dilapidation, deterioration, age, obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or non-residential.

§ Units identified as "substantially substandard" or "severely substandard" according to the Point Detraction Guideline utilized in the Montana CDBG Program, Application Guidelines for Housing and Neighborhood Renewal Projects, Appendix L, as follows:

- o Substantially Substandard – Unit appears to need substantial repair. (Rehabilitation may not be cost-effective. Alternative forms of assistance may be more appropriate.)
- o Severely Substandard – Unit appears dilapidated. Demolition and housing replacement should be considered.

### Affordable Rents

For units designated to serve households earning 50% of AMI or less, the rents will be published Low HOME Rents.

For units designated to serve households earning 51% to 80% of AMI, the maximum allowable rent will be calculated to equal 30% of 80% the area's median income for the given year.

For units designated to serve households earning 81% to 120% of AMI, the maximum allowable rent will be calculated to equal 30% of 80% the area's median income for the given year.

### Continued Affordability

HUD requires that states ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income (AMI). All homebuyer and rental units assisted must include provisions for long-term affordability restrictions.

MDOC will require that all grantees adhere to the MDOC HOME Program affordability requirements and standards as further described in the Montana NSP Amendment. Any rental units assisted or developed with NSP funds fulfilling the requirements to create housing for households with incomes no greater than 50 percent AMI must remain available to households within that income limit for the duration of the MDOC HOME Program affordability period.

### Housing Rehabilitation Standards

"Rehabilitation" includes using NSP funds to make improvements to substandard residential structures. NSP housing rehabilitation or related redevelopment projects would focus on bringing housing units up to basic code standards by addressing structural deficiencies, improving electrical systems, plumbing and roofing, and

## Definitions and Descriptions:

incorporating energy conservation measures.

### Abandoned Property

As defined by the HUD within the NSP Notice, "A home is 'abandoned' when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days."

### Foreclosed Property

HUD has defined "foreclosed property" within the NSP Notice. as "A property 'has been foreclosed upon' at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law." In order to qualify for NSP funds any foreclosed properties cannot be occupied.

### Area of Greatest Need

The State's definition of "Area of Greatest Need", is located in a separate section of the action plan.

### Vacant Property

The State has defined "vacant property" as any property that is an unoccupied structure or unoccupied parcel of land upon which no structure(s) are present.

## Low Income Targeting:

### Low-Income Targeting

In compliance with the HERA requirement, at least one-fourth of the total funds obligated through Montana's NSP allocation were available to meet the set-aside requirement. Therefore, \$4,900,000 or 25% of the total NSP allocation of \$19.6 million that the State of Montana was available for the purchase and redevelopment of abandoned or foreclosed homes or residential properties for individuals or families whose income does not exceed 50 percent of AMI.

As part of the application ranking priorities, absolute priority funding was given to those applicants that proposed to address the foreclosure issues in their proposed community and provide at least 25 percent of all NSP awarded funds to assist households at or below 50 percent of



area median income.

## **Acquisition and Relocation:**

### **Acquisition and Relocation**

The HUD NSP Notice requires information on replacement for all housing units for low and moderate-income households that are lost due to demolition or modification of housing, the HUD NSP Notice requires information about how such losses will be mitigated. One-for-one replacement is required under the regular CDBG program as found in 24 CFR 42.375.

While no NSP project applications, received by MDOC, proposed to demolish an occupied property; MDOC did provide applicants the opportunity to apply for NSP funds for projects that may have proposed a voluntary demolition of an occupied residence that would have been considered unsuitable for habitation to assist families at or below 120% AMI. Relocation assistance for occupants of structures proposed for demolition must be voluntary. The individual or family would receive assistance according to the Uniform Relocation Act. No resident would be forcibly removed from the property and Montana would not exercise eminent domain under any circumstances for projects utilizing NSP funds.

## **Public Comment:**

### **Public Comment**

Prior to the publication, the State of Montana encouraged initial comments from the public to assist in drafting the amendment. Presentations or conferences regarding NSP involving MDOC staff prior to November 13, 2008, the date of publication of the amendment were:

#### **NSP Presentations Given Statewide**

- League of Cities and Towns in Missoula on October 9, 2008.
- Montana Association of Counties in Hamilton on September 24, 2008.
- Four statewide housing workshops held at the following locations:
  - o Glendive &ndash October 15, 2008
  - o Billings &ndash October 16, 2008
  - o Missoula &ndash October 29, 2008
  - o Great Falls &ndash October 30, 2008
- A two-hour statewide combined Go-to-Webinar (internet-based conference call) and METNET (video-conferencing) on November 20. MDOC staff presented this amendment and provided an opportunity for comments and questions.

#### **NSP Presentations Given to all Montana Tribes**

- Conference call with representatives of several Montana reservations, Governor's Office of Economic Development, and local HUD Field Representatives on October 5, 2008.
- A two-hour statewide combined Go-to-Webinar (internet-based conference call) and METNET (video-conferencing) on November 20. MDOC staff presented this amendment and provided an opportunity for comments and questions.
- A meeting on November 21 in Billings with representatives of several Indian tribes, reservations and a representative of NeighborWorks Montana to discuss how NSP funds can be used by Montana's tribes.

#### **General Public Correspondence to NSP**

- Numerous e-mail's, letters and phone calls with elected officials and non-profit organizations.

### **Summary of Public Comments on Montana's NSP Amendment**

Montana Department of Commerce (MDOC) received the following comments on Montana's draft action plan amendment for the Neighborhood Stabilization Program during the 15 day public comment period held November 13 through November 27, 2008. Comments were grouped according to common subject areas. MDOC responses are as follows:

1. Please consider how difficult it is to design, build, and sell or lease up within the 12 month limit for redevelopment of demolished or vacant properties, especially if procurement is involved.

#### **MDOC Response:**

MDOC agrees that the proposed time frame is too restrictive for most prospective applicants. The following change has been inserted into the final amendment: "Occupancy of any project will need to be completed within four years of the date of HUD's approval of the MDOC NSP Amendment."

## **Public Comment:**

&nbsp;

2. Please consider the risk to applicants of obligating administrative or project costs without a firm commitment of funds from MDOC.

#### **MDOC Response:**

MDOC does not expect eligible applicants to firmly obligate resources in the absence of a commitment of funds from MDOC. Additional language was added to the amendment to clarify that MDOC recommends that all NSP recipients clearly state in their procurement actions that all contracts obligating NSP funds are contingent upon the firm receipt of funds from MDOC. This process is similar to standard practice in the regular state CDBG program.

3. Please consider an abbreviated application deadline to ensure a level playing field and to offer a more transparent system.

#### **MDOC Response:**

In response to comments from several tribes and small, rural communities from all parts of the State, MDOC has established a three-stage, request for proposals process. This staged process will allow MDOC to provide technical assistance to those who have not worked previously with the State CDBG program, and work with eligible recipients to review preliminary project proposals and to suggest modifications and



ensure consistency with NSP requirements.

4. Is a public hearing for NSP proposals required?

MDOC Response:

Yes, MDOC will require one public hearing prior to submission of an application for NSP funds. Three factors influenced this decision: Montana CDBG's long history of encouraging public participation in the development of local CDBG projects, the Montana Constitution's requirement for open government, and the Schweitzer Administration's strong affirmation of openness and citizen participation in State government. The local unit of government will be responsible to hold and document the hearing, which should encourage consultation with intended beneficiaries and local citizens.

5. How do you plan to prioritize criteria to fund proposals?

- a. First come/first served?
- b. Greater need: "Qualified Need" vs. "Priority Need" groups?
- c. Most responsive to the NSP criteria?
- d. Permanent, single-family owned affordable housing proposals versus rentals?

MDOC Response:

MDOC is determined to obligate and expend as much as possible of the NSP funds to benefit Montana families during the established timeframes. As required by HUD, MDOC included additional language to clearly state that Montana's NSP funds will be prioritized to address HERA's requirement that at least 25 percent of the funds will be used on foreclosed or abandoned properties that will assist families or individuals whose income does not exceed 50 percent of area median income. See additional discussion under Section B of the Amendment, Distribution Process.

6. Please consider allowing eligible recipients to use the most current local data in lieu of the data referenced in the draft. Local cur

**Public Comment:**

nt and pertinent.

MDOC Response:

MDOC encourages applicants in Areas of Greatest Need to use local data to support their NSP proposals. Each eligible applicant should highlight pertinent local data within its proposal(s), wherever relevant. All such data will be considered by MDOC during application review by MDOC.

7. Foreclosure is not currently as big a problem in Montana as in some other states. Please consider the fact that Montana's market trends lag behind national trends, so foreclosures and the risk of foreclosures have not yet impacted many places in Montana.

MDOC Response:

MDOC has collected data from many sources demonstrating an acceleration of the foreclosure problem in the Areas of Greatest Need.

8. Please consider a plan to distribute funding through regional organizations or non-profits.

MDOC Response:

MDOC has established that eligible applicants will be limited to reservations and local governments located within the designated Areas of Greatest Need for submitting proposals to MDOC when the RFP process has begun. Federal regulations require that grant recipients have adequate management capacity and financial management systems that meet generally accepted accounting principles. Given the limited time frames for NSP implementation, MDOC believes that this responsibility is best assured by limiting eligible applicants to Indian reservations and general purpose local governments (counties and municipalities). Many of Montana's Indian tribes are familiar with CDBG requirements because of past experience with the HUD Indian CDBG Program. Likewise, many counties and municipalities are also familiar with CDBG requirements due to past experience with either the HUD Entitlement CDBG Program or the State CDBG Program. See discussion under Section B of the Amendment, Eligible Applicants.

However, MDOC encourages regional and non-profit organizations to partner with tribes and local governments to develop and implement NSP proposals.

9. Please consider redistribution of funds within a region to accomplish the benefit within respective regions.

MDOC Response:

HERA has established that NSP funds can only be used in the Areas of Greatest Need and obligated or used within 18 months, this timeframe begins the date that HUD approves Montana's amendment. If funds are not obligated before the end of 18 months, HUD will recapture the funds. Due to the complex and challenging regulatory framework for NSP, the redistribution of NSP funds to a regional area could restrict the implementation of Montana's NSP program.

10. Please consider a streamlined approach to the application and reporting requirements.

MDOC Response:

Many of the application requirements are dictated by HUD; however, MDOC has proposed a three-stage RFP process to allow all eligible recipients time to respond with proposals that are consistent with the NSP. See additional discussion under Section B in the Amend

**Public Comment:**

ment, Distribution Process.

11. Several Comments were received requesting set-asides for the following categories:

- o Community Land Trusts,
- o Elderly Persons,
- o Tribes,
- o Entitlement Areas,
- o Specific geographic regions in the State, and
- o Non-profit organizations.

**MDOC Response:**

The NSP Federal Register Notice established the eligible uses of NSP funds. Additionally, MDOC has proposed a three-stage RFP process to quickly implement Montana's NSP and to be responsive to the needs of all of the various interest groups. In addition, MDOC is concerned that allocating NSP funds through categorical set-asides could create a potential obstacle for assuring that all the NSP funds will be committed to local projects within the required 18 month timeframe. See additional discussion under Section B in the Amendment, Award of Funds.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,034,700.65
<b>Total Budget</b>	\$114,650.00	\$25,034,700.65
<b>Total Obligated</b>	\$346,939.34	\$20,699,706.79
<b>Total Funds Drawdown</b>	\$249,604.52	\$21,315,220.16
<b>Program Funds Drawdown</b>	\$119,394.83	\$19,446,089.39
<b>Program Income Drawdown</b>	\$130,209.69	\$1,869,130.77
<b>Program Income Received</b>	\$0.00	\$3,045,571.48
<b>Total Funds Expended</b>	\$0.00	\$21,065,615.64
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$7,000,000.00
<b>Limit on Public Services</b>	\$2,940,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,960,000.00	\$1,328,220.51
<b>Limit on State Admin</b>	\$0.00	\$1,328,220.51

**Progress Toward Activity Type Targets****Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$4,900,000.00	\$7,059,739.82





## Overall Progress Narrative:

Montana Department of Commerce (MDOC) has been successfully carrying out NSP1 activities with eight approved NSP1 grantees through the performance based grant system. These eight grantees are:

City of Great Falls	
>acquisition, rehabilitation, and resale of 13 previously foreclosed single family homes	\$ 1,299,853.00
>Pondera County	
>acquisition, rehabilitation, and resale of 3 previously foreclosed single family homes -	
>Brady (1), Conrad (2)	\$ 318,760.00
>Anaconda Deer Lodge	
>acquisition, rehabilitation, and resale of 7 previously foreclosed single family homes - Anaconda	\$ 1,131,310.00
>City of Kalispell	
>acquisition, rehabilitation, and resale of 16 previously foreclosed single family homes	\$ 2,777,914.00
>City of Missoula	
>acquisition and demolition of blighted property with new construction of 115 rental units	
>on a previously foreclosed property	\$ 5,050,000.00
>Gallatin County	
>acquisition, new construction, and resale of 59 condominium units on a previously foreclosed	
>property - Bozeman	\$ 6,468,500.00
>Sanders County	
>acquisition and rehabilitation of 10 rental units on a previously foreclosed property - Plains	\$ 1,004,349.00
>City of Billings	
>acquisition, rehabilitation, and resale of 3 previously foreclosed single famhomes	\$ 569,314.00
>State Administration	\$ 980,000.00
>Total	\$
19,600,000.00	

MDOC has executed a total of 47 contract amendments since September 2009. These 47 contract amendments have secured 42 single family residences, 59 condominium residences, and 125 residences in multi-family rental units. Of the 42 single family residences, 16 have been placed into a community land trust to provide permanent affordability to residents. The NSP1 project activities have provided a total of 226 homes for low, moderate and middle income (LMMI) households for at least 20 years, according to the period of affordability.

MDOC has fully obligated the total amount of NSP1 funds of \$19,600,000 or 100% of the NSP1 funds to approved grantees since September 2010. Of the original grant amount and program income, approximately 108.8% of the total funds have been disbursed or expended on eligible activities. Additionally, the minimum set-aside requirement has been met, with at least the minimum of 25% of the NSP1 funds being used to assist households at or below 50% of area median income, meeting the set aside requirement.

Home Sales & Grantees have completed 92 individual home sales out of 101 total assisted units. The completion of these sales has earned program income for three grantees and they have been reusing the earned program income to purchase additional units to further the impact of initial NSP 1 direct funds. By spring 2014, it is anticipated that all single family homes originally acquired and rehabilitated with NSP 1 direct funds will be sold and program income will continue to carryout eligible program activities for NSP1 grantees.

Rental Units & Eligible tenants have occupied the 125 newly constructed or rehabilitated rental units.

>Currently, NSP staff continues to provide technical assistance to all grantees and assist with the re-investment of program income or program revenue.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A - Financing Mechanisms SF	\$0.00	\$1,081,969.91	\$0.00
0002, NSP Eligible Use B - Acquisition, New Construction and	\$0.00	\$6,468,500.00	\$6,468,500.00
0003, NSP Eligible Use B - Acquisition, Demolition, New	\$0.00	\$4,900,000.00	\$4,900,000.00
0004, NSP Eligible Use B - Acquisition & Rehab of SF	\$119,394.83	\$5,832,298.09	\$4,240,313.19





0005, NSP Eligible Use B - Acquisition & Rehab for CLT	\$0.00	\$5,145,998.00	\$2,613,072.20
607000- SA, State Administration	\$0.00	\$865,000.00	\$819,000.00
607000- SGA, Sub Grantee Admin	\$0.00	\$740,934.65	\$405,204.00



## Activities

**Grantee Activity Number:** ADLC 2

**Activity Title:** Rehabilitation/Reconstruction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$808,505.00

**Total Budget**

\$104,650.00

\$808,505.00

**Total Obligated**

\$104,650.00

\$808,505.00

**Total Funds Drawdown**

\$119,394.83

\$759,550.19

**Program Funds Drawdown**

\$119,394.83

\$759,550.19

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$640,155.36

Anaconda Deer Lodge County

\$0.00

\$640,155.36

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

rehabilitation of acquired single family homes for resale to LMMI

### Location Description:

scattered site single family foreclosed homes in eastern portion in City of Anaconda MT

### Activity Progress Narrative:

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Seven foreclosed properties were either donated or acquired with NSP funds in Anaconda. All project activities for each property involve rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMMI households.

Rehabilitation/reconstruction activity &ndash July 1, 2013 thru September 30, 2013

>Rehabilitation of two properties and new construction of three additional properties was completed in previous quarters and the properties are ready for occupancy.

Rehabilitation efforts for the remaining property are currently underway with expected completion in November 2013.

One tax foreclosed and donated site was designated by the County as blighted and the structure demolished. This property will not be redeveloped due to a lot size of less than 1000 sq ft in a historic mining district. The site was donated as a side lot to the qualified LMMI neighboring homeowner as the NSP funds invested in the property were \$17,000 for demolition and site clearance and also met a national objective.

Homeownership activity progress &ndash July 1, 2013 thru September 30, 2013

>In progress

Three sales to income qualified homebuyers have been completed. A local realtor continues to market the remaining homes available for resale to qualified homebuyers. Local interest in these homes is strong, but qualifying homeowners has been a struggle due to financial constraints outside of program control.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/4	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>ADLC 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$411,905.00

**Total Budget**

\$0.00

\$411,905.00

**Total Obligated**

\$0.00

\$411,905.00

**Total Funds Drawdown**

\$0.00

\$411,905.00

**Program Funds Drawdown**

\$0.00

\$411,905.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$411,905.00

Anaconda Deer Lodge County

\$0.00

\$411,905.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

acquisition, rehab and resale of foreclosed properties to Low income households only.

**Location Description:**

scattered sites located in Anaconda

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Seven foreclosed properties were either donated or acquired with NSP funds in Anaconda. All project activities for each property involve rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMHI households.

Rehabilitation/reconstruction activity &ndash July 1, 2013 thru September 30, 2013

Rehabilitation of two properties and new construction of three additional properties was completed in previous quarters and the properties are ready for occupancy.

Rehabilitation efforts for the remaining property are currently underway with expected completion in November 2013.

One tax foreclosed and donated site was designated by the County as blighted and the structure demolished. This property will not be redeveloped due to a lot size of less than 1000 sq ft in a historic mining district. The site was donated as a side lot to the qualified LMHI neighboring homeowner as the NSP funds invested in the property were \$17,000 for demolition and site clearance and also met a national objective.

Homeownership activity progress &ndash July 1, 2013 thru September 30, 2013

>In progress

Three sales to income qualified homebuyers have been completed. A local realtor continues to market the remaining homes available for resale to qualified homebuyers. Local interest in these homes is strong, but qualifying homeowners has been a

struggle due to financial constraints outside of program control.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Owner Households	0	0	0	3/3	0/0	3/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Billings 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Billings

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$513,364.00
<b>Total Budget</b>	\$0.00	\$513,364.00
<b>Total Obligated</b>	\$0.00	\$321,364.00
<b>Total Funds Drawdown</b>	\$0.00	\$318,364.00
<b>Program Funds Drawdown</b>	\$0.00	\$213,364.00
<b>Program Income Drawdown</b>	\$0.00	\$105,000.00
<b>Program Income Received</b>	\$0.00	\$179,721.51
<b>Total Funds Expended</b>	\$0.00	\$318,364.00
City of Billings	\$0.00	\$318,364.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

rehabilitation of acquired single family foreclosed properties for moderate or middle income households.

**Location Description:**

scattered site single family homes within city limits of Billings MT

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

Three foreclosed properties were acquired with NSP1 funds in Billings as documented in previous reports. All project activities for each property involved rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMMI households.

Program income earned from sales of the initial three NSP direct funded projects is being used by the grantee to further the national objective and accomplish additional activities as allowed by NSP guidelines.

Rehabilitation/reconstruction activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Rehabilitation for all three homes originally funded with NSP direct funds is complete.

> An additional NSP eligible property was purchased with program income. Rehabilitation of this home is complete and the home is now available for purchase by a qualified buyer.

Homeownership activity progress &ndash July 1, 2013 thru September 30, 2013

>Complete

The sub-grantee has marketed three originally funded NSP properties. Two homes have been sold to less than 80% AMI homebuyers, and the third home to a family at less than 50% AMI. An additional home purchased and rehabilitated with program income is being marketed to qualified households, but has not yet sold.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Refrigerators replaced	0	1/1
#Clothes washers replaced	0	1/1
#Low flow showerheads	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/1	2/1	100.00
# Owner Households	0	0	0	0/0	2/1	2/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Billings 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Billings

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$353,395.09

**Total Budget**

\$0.00

\$353,395.09

**Total Obligated**

\$0.00

\$332,864.00

**Total Funds Drawdown**

\$0.00

\$332,864.00

**Program Funds Drawdown**

\$0.00

\$332,864.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$42,169.41

**Total Funds Expended**

\$0.00

\$332,864.00

City of Billings

\$0.00

\$332,864.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

acquisition, rehab and resale of foreclosed properties located in Billings. Resale of properties will be targeted to households at or below 50% AMI.

**Location Description:**

acquisition of scattered site foreclosed properties in Billings

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

Three foreclosed properties were acquired with NSP1 funds in Billings as documented in previous reports. All project activities for each property involved rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMMI households.

Program income earned from sales of the initial three NSP direct funded projects is being used by the grantee to further the national objective and accomplish additional activities as allowed by NSP guidelines.

Rehabilitation/reconstruction activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Rehabilitation for all three homes originally funded with NSP direct funds is complete.

> An additional NSP eligible property was purchased with program income. Rehabilitation of this home is complete and the home is now available for purchase by a qualified buyer.

Homeownership activity progress &ndash July 1, 2013 thru September 30, 2013

>Complete

The sub-grantee has marketed three originally funded NSP properties. Two homes have been sold to less than 80% AMI homebuyers, and the third home to a family at less than 50% AMI. An additional home purchased and rehabilitated with program income is being marketed to qualified households, but has not yet sold.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Additional Attic/Roof Insulation	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/2
#Refrigerators replaced	0	1/2
#Clothes washers replaced	0	1/2
#Dishwashers replaced	0	1/1
#Low flow showerheads	0	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Owner Households	0	0	0	1/2	0/0	1/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,079,501.59
<b>Total Budget</b>	\$0.00	\$2,079,501.59
<b>Total Obligated</b>	\$0.00	\$2,079,501.59
<b>Total Funds Drawdown</b>	\$0.00	\$2,079,501.59
<b>Program Funds Drawdown</b>	\$0.00	\$2,079,501.59
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,079,501.59
Gallatin County	\$0.00	\$2,079,501.59
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

!Proposed households and units counts are listed under 'new construction activity ' for this grantee location

Acquire 1 foreclosed existing structure 23 units and foreclosed vacant land; resale of units will be to LMMI individuals for homeownership. Vacant land will be used for new construction of secondary Gallatin activity. Activity information reported under Gallatin 2 and Gallatin 2 SA

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/new construction of residential structures activity in DRGR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$769,130.73

**Total Budget**

\$0.00

\$769,130.73

**Total Obligated**

\$0.00

\$769,130.73

**Total Funds Drawdown**

\$0.00

\$769,130.73

**Program Funds Drawdown**

\$0.00

\$769,130.73

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$769,130.73

Gallatin County

\$0.00

\$769,130.73

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

!Proposed household and unit counts for this grantee location are listed under the 'new construction activity'. Acquisition of foreclosed condo building with foreclosed property acquired for new construction and resale of condo units to low income households. All activities reported under Gallatin 2 (moderate and middle) and Gallatin 2 SA (low)

**Location Description:**

Cottonwood Bozeman MT

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/new construction of residential structures activity in DRGR.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 2</b>
<b>Activity Title:</b>	<b>New construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0002

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$2,714,900.68

**Total Budget**

\$0.00

\$2,714,900.68

**Total Obligated**

\$0.00

\$2,714,900.68

**Total Funds Drawdown**

\$0.00

\$2,714,900.68

**Program Funds Drawdown**

\$0.00

\$2,714,900.68

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,714,900.68

Gallatin County

\$0.00

\$2,714,900.68

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New construction - containing 43 units. Units will be sold to LMMI individuals as homeownership. Construction includes site work, infrastructure, landscaping and building.  
Current activities listed in QPR

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

New construction activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters: total units made available for resale - 59

Building 1: This building was fully constructed and was a foreclosed property at purchase time.

Building 2: Construction of a second building is complete and units are being marketed to eligible households. All newly constructed units are sold.

Building 3: The sub-grantee began preparation for the construction of an additional third building on site. Architectural services and the construction contractor are procured. No NSP direct funding will be invested in the building. Other funding sources or program revenue earned from initial unit sales in buildings one and two are being used.

Resale activity progress &ndash July 1, 2013 thru September 30, 2013

Fifty-five (55) units have been sold to income qualified homebuyers; at least 15 units have served households at or below 50% AMI. The sub-grantee continues marketing efforts for the remaining units and is working with HUD Homebuyer Education providers, local lenders and realtors to locate eligible and income qualified homebuyers for the units.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/43
# of Singlefamily Units	0	32/43

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	28/43	36/43	77.78
# Owner Households	0	0	0	0/0	28/43	36/43	77.78

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 2 SA</b>
<b>Activity Title:</b>	<b>New construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

0002

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected Start Date:**

11/01/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Gallatin County

**Overall****Jul 1 thru Sep 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$904,967.00

**Total Budget**

\$0.00

\$904,967.00

**Total Obligated**

\$0.00

\$904,967.00

**Total Funds Drawdown**

\$0.00

\$904,967.00

**Program Funds Drawdown**

\$0.00

\$904,967.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$904,967.00

Gallatin County

\$0.00

\$904,967.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New Construction- 16 units, to be sold to 50%AMI individuals as homeownership. Construction includes site work, infrastructure, landscaping and building

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

New construction activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters: total units made available for resale - 59

Building 1: This building was fully constructed and was a foreclosed property at purchase time.

Building 2: Construction of a second building is complete and units are being marketed to eligible households. All newly constructed units are sold.

Building 3: The sub-grantee began preparation for the construction of an additional third building on site. Architectural services and the construction contractor are procured. No NSP direct funding will be invested in the building. Other funding sources or program revenue earned from initial unit sales in buildings one and two are being used.

Resale activity progress &ndash July 1, 2013 thru September 30, 2013

Fifty-five (55) units have been sold to income qualified homebuyers; at least 15 units have served households at or below 50% AMI. The sub-grantee continues marketing efforts for the remaining units and is working with HUD Homebuyer Education providers, local lenders and realtors to locate eligible and income qualified homebuyers for the units.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/16
# of Singlefamily Units	0	15/16

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	19/16	0/0	19/16	100.00
# Owner Households	0	0	0	19/16	0/0	19/16	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** Great Falls 1

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Great Falls

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$843,750.00

**Total Budget**

\$0.00

\$843,750.00

**Total Obligated**

\$0.00

\$436,986.37

**Total Funds Drawdown**

\$0.00

\$436,986.37

**Program Funds Drawdown**

\$0.00

\$436,986.37

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$436,986.37

City of Great Falls2

\$0.00

\$436,986.37

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Acquisition of foreclosed properties for households at and below 120% of Area Median Income. Rehab and resale of the foreclosed properties will be reported under a separate activity.

Activities reported under Great Falls 2 and Great Falls 2 SA

**Location Description:**

Foreclosed properties to be purchased in scattered sites within the city limits of Great Falls.

**Activity Progress Narrative:**

Acquisition activity - July 1, 2013 thru September 31, 2013

>Completed in past quarters

A total of 13 foreclosed homes were acquired with NSP 1 funds in Great Falls. No other acquisitions will be completed with direct NSP 1 funds. NSP eligible acquisition activities will continue with program income as the grantee receives revenue from property sales.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/0



# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0
# of Singlefamily Units	0	4/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Great Falls 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition SA</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$450,000.00

**Total Budget**

\$0.00

\$450,000.00

**Total Obligated**

\$0.00

\$407,479.30

**Total Funds Drawdown**

\$0.00

\$407,479.30

**Program Funds Drawdown**

\$0.00

\$401,230.55

**Program Income Drawdown**

\$0.00

\$6,248.75

**Program Income Received**

\$0.00

\$6,248.75

**Total Funds Expended**

\$0.00

\$407,479.30

City of Great Falls1

\$0.00

\$407,479.30

City of Great Falls2

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Purchase foreclosed properties to rehab and resell to Low income households (50% AMI).

All activities reported under Great Falls 2 or Great Falls 2 SA

**Location Description:**

properties located in the City of Great Falls

**Activity Progress Narrative:**

Acquisition activity - July 1, 2013 thru September 31, 2013

>Completed in past quarters

A total of 13 foreclosed homes were acquired with NSP 1 funds in Great Falls. No other acquisitions will be completed with direct NSP 1 funds. NSP eligible acquisition activities will continue with program income as the grantee receives revenue from property sales.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Great Falls 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$843,750.00

**Total Budget**

\$0.00

\$843,750.00

**Total Obligated**

\$0.00

\$700,000.00

**Total Funds Drawdown**

\$0.00

\$643,814.26

**Program Funds Drawdown**

\$0.00

\$264,309.78

**Program Income Drawdown**

\$0.00

\$379,504.48

**Program Income Received**

\$0.00

\$449,732.23

**Total Funds Expended**

\$0.00

\$643,814.26

City of Great Falls1

\$0.00

\$379,504.48

City of Great Falls2

\$0.00

\$264,309.78

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of foreclosed unit in order to sell home to qualified moderate or middle income (120% AMI) home purchaser. Homes will be acquired, rehabbed and sold to eligible households.

**Location Description:**

Scattered foreclosed properties all located within the city limits of great falls.

**Activity Progress Narrative:**

Construction activity July 1, 2013 thru September 31, 2013

The sub grantee completed rehabilitation of 13 single-family homes in past quarters with direct funds.

Program Income is being used by the sub grantee to complete additional development or rehabilitation of eligible properties and further the national objective under NSP guidelines.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	5/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/10
# of Singlefamily Units	0	4/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	5/10	6/10	83.33
# Owner Households	0	0	0	0/0	5/10	6/10	83.33

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Great Falls 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$0.00	\$250,000.00
<b>Total Obligated</b>	\$0.00	\$198,024.13
<b>Total Funds Drawdown</b>	\$0.00	\$198,024.13
<b>Program Funds Drawdown</b>	\$0.00	\$137,474.30
<b>Program Income Drawdown</b>	\$0.00	\$60,549.83
<b>Program Income Received</b>	\$0.00	\$60,549.87
<b>Total Funds Expended</b>	\$0.00	\$198,024.13
City of Great Falls2	\$0.00	\$198,024.13
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehab of foreclosed unit to sell to home to qualified low (50%AMI) homeowner.

**Location Description:**

properties located in the City of Great Falls

**Activity Progress Narrative:**

Construction activity July 1, 2013 thru September 31, 2013

The sub grantee completed rehabilitation of 13 single-family homes in past quarters with direct funds.

Program Income is being used by the sub grantee to complete additional development or rehabilitation of eligible properties and further the national objective under NSP guidelines.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/4
<b>#Energy Star Replacement Windows</b>	0	0/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/5	0/0	7/5	100.00
# Owner Households	0	0	0	7/5	0/0	7/5	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Great Falls 3</b>
<b>Activity Title:</b>	<b>Great Falls Financing</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

11/18/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$383,294.91

**Total Budget**

\$0.00

\$383,294.91

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$383,294.91

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$383,294.91

**Program Income Received**

\$0.00

\$383,294.87

**Total Funds Expended**

\$0.00

\$383,294.91

City of Great Falls1

\$0.00

\$383,294.91

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Financing Mechanism for households at or below 120% AMI but above 50% AMI. To provide financing to moderate or middle income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**

Homeownership assistance activity - July 1, 2013 thru September 31, 2013

The sub grantee has completed the sale of 13 single-family homes to income eligible households. At least three units have served households at or below 50%.

>Sales to qualified NSP homebuyers for properties completed with program income funds continue to qualified LMMI homebuyers.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Great Falls 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanisms SA</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

08/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$698,675.00

**Total Budget**

\$0.00

\$698,675.00

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$698,675.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$698,675.00

**Program Income Received**

\$0.00

\$825,612.07

**Total Funds Expended**

\$0.00

\$698,675.00

City of Great Falls2

\$0.00

\$698,675.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Financing to low income homebuyers (50%AMI)

To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**

Homeownership assistance activity - July 1, 2013 thru September 31, 2013

The sub grantee has completed the sale of 13 single-family homes to income eligible households. At least three units have served households at or below 50%.

>Sales to qualified NSP homebuyers for properties completed with program income funds continue to qualified LMMI homebuyers.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	0/0	3/0	100.00
# Owner Households	0	0	0	3/0	0/0	3/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Kalispell 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0005

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$3,077,015.34

**Total Budget**

\$0.00

\$3,077,015.34

**Total Obligated**

\$0.00

\$1,670,765.34

**Total Funds Drawdown**

\$0.00

\$1,670,765.34

**Program Funds Drawdown**

\$0.00

\$1,670,765.34

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$941,031.15

**Total Funds Expended**

\$0.00

\$1,670,765.34

City of Kalispell

\$0.00

\$1,670,765.34

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Acquisition of scattered site foreclosed single family homes for rehab and resale to homebuyers at or below 120%AMI. Thirteen total foreclosed units will be acquired with NSP funds for non set aside households.

**Location Description:**

Single Family Scattered Site within City limits of Kalispell MT

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

A total of 16 foreclosed homes were acquired with NSP 1 funds in Kalispell in past reporting periods. All units were placed into a community land trust to provide permanent affordable housing. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, when the grantee earns revenue from the resale of homes.

Accomplishments of the number of units created and sold are listed under Rehabilitation/reconstruction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Kalispell 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0005

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$1,160,500.00

**Total Budget**

\$0.00

\$1,160,500.00

**Total Obligated**

\$0.00

\$691,750.00

**Total Funds Drawdown**

\$0.00

\$691,750.00

**Program Funds Drawdown**

\$0.00

\$691,750.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$107,611.81

**Total Funds Expended**

\$0.00

\$691,750.00

City of Kalispell

\$0.00

\$691,750.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under rehab/reconstruction activity for this grantee  
Acquisition of foreclosed single family homes for rehab and resale to 50%MAI homebuyers

**Location Description:**

scattered properties in the City Kalispell

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

A total of 16 foreclosed homes were acquired with NSP 1 funds in Kalispell in past reporting periods. All units were placed into a community land trust to provide permanent affordable housing. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, when the grantee earns revenue from the resale of homes.

Accomplishments of the number of units created and sold are listed under Rehabilitation/reconstruction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Kalispell 2</b>
<b>Activity Title:</b>	<b>rehabilitation/reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0005

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$673,460.66

**Total Budget**

\$0.00

\$673,460.66

**Total Obligated**

\$169,289.34

\$400,000.00

**Total Funds Drawdown**

\$74,818.71

\$279,022.10

**Program Funds Drawdown**

\$0.00

\$171,471.97

**Program Income Drawdown**

\$74,818.71

\$107,550.13

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$204,203.39

City of Kalispell

\$0.00

\$204,203.39

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of scattered site acquired single family homes

**Location Description:**

Rehabilitation of scattered site acquired single family homes within City limits of Kalispell Mt

**Activity Progress Narrative:**

Rehabilitation activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Rehabilitation work is complete on the 16 foreclosed homes purchased in Kalispell with NSP 1 funds. Homes purchased required varying levels of rehabilitation. Maintenance on unsold properties is ongoing through the marketing period.

Homeownership assistance activity progress &ndash July 1, 2013 thru September 30, 2013

>In progress

Marketing is underway for the remaining property. Partnerships with local lenders are enhancing marketing efforts. Attendance in homebuyer education classes is strong and provides for additional interest and a pool of potential homebuyers.

Fifteen single-family homes have been resold to income qualified households; at least four units served households below 50% AMI. The final direct funded property has an executed buy-sell.

**Accomplishments Performance Measures**
**This Report Period**
**Total**
**Cumulative Actual Total / Expected**
**Total**

# of Properties	0	7/11
-----------------	---	------

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/11
# of Singlefamily Units	0	7/11

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	5/11	11/11	45.45
# Owner Households	0	0	0	0/0	5/11	11/11	45.45

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Kalispell 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0005

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$235,022.00

**Total Budget**

\$0.00

\$235,022.00

**Total Obligated**

\$113,000.00

\$200,000.00

**Total Funds Drawdown**

\$20,280.68

\$103,376.05

**Program Funds Drawdown**

\$0.00

\$79,084.89

**Program Income Drawdown**

\$20,280.68

\$24,291.16

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$83,095.37

City of Kalispell

\$0.00

\$83,095.37

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of acquired foreclosed single family homes resale to households at or below 50% AMI

**Location Description:**

Scattered site rehab of acquired foreclosed single family homes in city limits of Kalispell

**Activity Progress Narrative:**

Rehabilitation activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Rehabilitation work is complete on the 16 foreclosed homes purchased in Kalispell with NSP 1 funds. Homes purchased required varying levels of rehabilitation. Maintenance on unsold properties is ongoing through the marketing period.

Homeownership assistance activity progress &ndash July 1, 2013 thru September 30, 2013

>In progress

Marketing is underway for the remaining property. Partnerships with local lenders are enhancing marketing efforts. Attendance in homebuyer education classes is strong and provides for additional interest and a pool of potential homebuyers.

Fifteen single-family homes have been resold to income qualified households; at least four units served households below 50% AMI. The final direct funded property has an executed buy-sell.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**





# of Properties	0	7/5
-----------------	---	-----

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/5	0/0	3/5	100.00
# Owner Households	0	0	0	3/5	0/0	3/5	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Kalispell Admin</b>
<b>Activity Title:</b>	<b>Kalispell Admin</b>

**Activity Category:**

Administration

**Project Number:**

607000- SGA

**Projected Start Date:**

01/31/2013

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Sub Grantee Admin

**Projected End Date:**

07/01/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**
**Jul 1 thru Sep 30, 2013**

N/A

\$100,000.00

\$50,000.00

\$35,110.30

\$0.00

\$35,110.30

\$0.00

\$0.00

**To Date**

\$125,000.00

\$125,000.00

\$75,000.00

\$55,285.86

\$869.16

\$54,416.70

\$0.00

\$20,175.56

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Admin for Kalispell project.

**Location Description:**

Kalispell, MT

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Missoula 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0003

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$1,465,367.69

**Total Budget**

\$0.00

\$1,465,367.69

**Total Obligated**

\$0.00

\$1,465,367.69

**Total Funds Drawdown**

\$0.00

\$1,465,367.69

**Program Funds Drawdown**

\$0.00

\$1,465,367.69

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,465,367.69

City of Missoula

\$0.00

\$1,465,367.69

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under new construction activity for this grantee Activity 1 -Acquire foreclosed property to complete activities for City of Missoula. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Acquisition of a foreclosed, blighted property occurred in March 2010. There are no other activities to report.

Proposed Household and unit counts for this grantee will be listed under new construction activity at occupancy.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0003

**Projected Start Date:**

12/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$488,455.89

**Total Budget**

\$0.00

\$488,455.89

**Total Obligated**

\$0.00

\$488,455.89

**Total Funds Drawdown**

\$0.00

\$488,455.89

**Program Funds Drawdown**

\$0.00

\$488,455.89

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$488,455.89

City of Missoula

\$0.00

\$488,455.89

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts for this activity are listed under new construction activity for this grantee Activity 1 -Acquisition of foreclosed property to complete activities two and three for City of Missoula. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 E Broadway, Missoula MT

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Acquisition of a foreclosed, blighted property occurred in March 2010. There are no other activities to report.

Proposed Household and unit counts for this grantee will be listed under new construction activity at occupancy.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 2</b>
<b>Activity Title:</b>	<b>Clearance and demolition</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0003

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

06/01/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$112,500.00

**Total Budget**

\$0.00

\$112,500.00

**Total Obligated**

\$0.00

\$112,500.00

**Total Funds Drawdown**

\$0.00

\$112,500.00

**Program Funds Drawdown**

\$0.00

\$112,500.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$112,500.00

City of Missoula

\$0.00

\$112,500.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under new construction activity for this grantee Activity 2 for City of Missoula - Demolition of foreclosed property, clearing of site in preparation for new construction (activity 3). All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

Demolition/ site work activity - July 1, 2013 thru September 30, 2013

>Completed in past quarters

Demolition and site clearance activities were completed in previous quarters and no other activities will be reported under demolition.

Proposed Household and unit counts for this grantee is listed under New Construction activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Public Facilities</b>	0	0/0





# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Missoula 2 SA</b>
<b>Activity Title:</b>	<b>Clearance and demo</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0003

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

06/01/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$37,500.00

**Total Budget**

\$0.00

\$37,500.00

**Total Obligated**

\$0.00

\$37,500.00

**Total Funds Drawdown**

\$0.00

\$37,500.00

**Program Funds Drawdown**

\$0.00

\$37,500.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$37,500.00

City of Missoula

\$0.00

\$37,500.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under new construction activity for this grantee Demo and clearance of site acquired in Activity 1, preparation for new construction. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT

**Activity Progress Narrative:**

Demolition/ site work activity - July 1, 2013 thru September 30, 2013

>Completed in past quarters

Demolition and site clearance activities were completed in previous quarters and no other activities will be reported under demolition.

Proposed Household and unit counts for this grantee is listed under New Construction activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Missoula 3</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0003

**Projected Start Date:**

07/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$2,109,632.31

**Total Budget**

\$0.00

\$2,109,632.31

**Total Obligated**

\$0.00

\$2,109,632.31

**Total Funds Drawdown**

\$0.00

\$2,109,632.31

**Program Funds Drawdown**

\$0.00

\$2,109,632.31

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,109,632.31

City of Missoula

\$0.00

\$2,109,632.31

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Activity 3 - New construction of 115 rental units for LMMI households, including site work and infrastructure, 86 designated for households at or below 120% and above 50% AMI.

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

New construction activity - July 1, 2013 thru September 30, 2013

>Completed in past quarters

Construction of the 115 unit rental unit complex was completed in June 2012. The complex is made up of five unit buildings, a playground, and on site small management office.

Rental / Occupancy

>Rental activity progress - July 1, 2013 thru September 30, 2013

>Complete

115 units were constructed for occupancy by households at or below 120% area median income (AMI) with 25% of the NSP1 funds targeted toward rental units for households at or below 50% AMI.

The City is working with a for-profit developer to carry out the NSP1 activities. The local Housing Authority is providing long term management of the property.

All units are rented to income qualified tenants &ndash 69 to households earning less than 50% AMI and 46 to households at 51% AMI or higher. The Silvertip property has provided rental opportunities for several public housing tenants in the 50% or less AMI count.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	28/86
#Low flow showerheads	0	28/86
#Units with bus/rail access	0	28/86
#Units w/ other green	0	18/86

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/86
# of Multifamily Units	0	23/86

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	23/86	28/86	82.14
# Renter Households	0	0	0	0/0	23/86	28/86	82.14

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 3 SA</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0003

**Projected Start Date:**

05/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$686,544.11

**Total Budget**

\$0.00

\$686,544.11

**Total Obligated**

\$0.00

\$686,544.11

**Total Funds Drawdown**

\$0.00

\$686,544.11

**Program Funds Drawdown**

\$0.00

\$686,544.11

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$686,544.11

City of Missoula

\$0.00

\$686,544.11

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New construction - construction of 115 units, with 29 designated to be rented to low income households. Construction includes site work, infrastructure and building.

**Location Description:**

1311 E. Broadway, Missoula MT

**Activity Progress Narrative:**

New construction activity - July 1, 2013 thru September 30, 2013

>Completed in past quarters

Construction of the 115 unit rental unit complex was completed in June 2012. The complex is made up of five unit buildings, a playground, and on site small management office.

Rental / Occupancy

>Rental activity progress - July 1, 2013 thru September 30, 2013

>Complete

115 units were constructed for occupancy by households at or below 120% area median income (AMI) with 25% of the NSP1 funds targeted toward rental units for households at or below 50% AMI.

The City is working with a for-profit developer to carry out the NSP1 activities. The local Housing Authority is providing long term management of the property.

All units are rented to income qualified tenants &ndash 69 to households earning less than 50% AMI and 46 to households at 51% AMI or higher. The Silvertip property has provided rental opportunities for several public housing tenants in the 50% or less AMI count.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	98/29
#Low flow showerheads	0	98/29
#Units with bus/rail access	0	98/29
#Units w/ other green	0	46/29
# ELI Households (0-30% AMI)	0	63/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	57/29
# of Multifamily Units	0	57/29

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	87/29	0/0	87/29	100.00
# Renter Households	0	0	0	87/29	0/0	87/29	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>MT-NSP-607000</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**Activity Category:**

Administration

**Project Number:**

607000- SA

**Projected Start Date:**

03/19/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

State Administration

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

State of Montana

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**
**Jul 1 thru Sep 30, 2013**

N/A

(\$115,000.00)

(\$115,000.00)

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

**To Date**

\$865,000.00

\$865,000.00

\$865,000.00

\$819,000.00

\$819,000.00

\$0.00

\$0.00

\$819,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Program Administration for NSP for the Department of Commerce State offices for the duration of project activities.

**Location Description:**

Administration of NSP program from the State of Montana Department of Commerce, Community Development Division, Helena MT.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Pondera 1 NSA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

11/18/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

**Overall**

	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,849.47
<b>Total Budget</b>	\$0.00	\$25,849.47
<b>Total Obligated</b>	\$0.00	\$25,849.47
<b>Total Funds Drawdown</b>	\$0.00	\$25,849.47
<b>Program Funds Drawdown</b>	\$0.00	\$25,849.47
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$25,849.47
Pondera County	\$0.00	\$25,849.47
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under rehab/reconstruction activity for this grantee Acquisition of vacant foreclosed home to be demolished, redeveloped and resold to a household at or below 120% of AMI. Activities reported under Pondera 2 NSA adn Pondera 2 SA

**Location Description:**

foreclosed properties in Pondera County

**Activity Progress Narrative:**

Acquisition activity &ndash July 1, 2013 thru September 30, 2013

>Completed in past quarters

Three foreclosed properties were acquired with NSP1 funds in Brady and Conrad as documented in previous reports. All project activities for each property involved rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMMI households. One of three properties will be resold to 50% AMI homebuyer.

Accomplishments of the number of units created and sold for this grantee are listed under Rehabilitation/reconstruction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Pondera 2 NSA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

04/19/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$196,979.53

**Total Budget**

\$0.00

\$196,979.53

**Total Obligated**

\$0.00

\$196,979.53

**Total Funds Drawdown**

\$0.00

\$196,979.53

**Program Funds Drawdown**

\$0.00

\$196,979.53

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$196,979.53

Pondera County

\$0.00

\$196,979.53

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Pondera County NSP activities will provide affordable housing to two moderate and middle (at or below 120% AMI) income families, and one households at or below 50% ami.

**Location Description:**

scattered foreclosed properties in Conrad and Brady

**Activity Progress Narrative:**

Rehabilitation/reconstruction activity &ndash July 1, 2013 thru September 30, 2013

>In progress

The first previously foreclosed, blighted property was demolished and redeveloped. A manufactured home, including many Energy Efficient features, was purchased and placed on the property. The property was slow to sale and had little interest; therefore the grantee constructed a new garage to help increase sale potential. During the past quarter the grantee completed construction of a simple garage structure. The home recently received a sales offer and the subrecipient is now reviewing the eligibility of the homebuyer. The sale is pending.

The second previously foreclosed property rehab is complete. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the rehab.

Demolition and new construction of the third previously foreclosed, blighted property are complete. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the new construction project.

Homeownership activity progress &ndash July 1, 2013 thru September 30, 2013

>In progress

Two units were sold to LMMI income eligible households. The final property is scheduled to close mid-October to a household below 50% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	2/2	50.00
# Owner Households	0	0	0	0/0	1/2	2/2	50.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Pondera 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

07/14/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$120,931.00

**Total Budget**

\$25,000.00

\$120,931.00

**Total Obligated**

\$25,000.00

\$120,931.00

**Total Funds Drawdown**

\$0.00

\$95,931.00

**Program Funds Drawdown**

\$0.00

\$95,931.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$95,931.00

Pondera County

\$0.00

\$95,931.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Reconstruction of foreclosed property for households at or below 50% AMI

**Location Description:**

Conrad MT

**Activity Progress Narrative:**

Rehabilitation/reconstruction activity &ndash July 1, 2013 thru September 30, 2013

>In progress

The first previously foreclosed, blighted property was demolished and redeveloped. A manufactured home, including many Energy Efficient features, was purchased and placed on the property. The property was slow to sale and had little interest; therefore the grantee constructed a new garage to help increase sale potential. During the past quarter the grantee completed construction of a simple garage structure. The home recently received a sales offer and the subrecipient is now reviewing the eligibility of the homebuyer. The sale is pending.

The second previously foreclosed property rehab is complete. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the rehab.

Demolition and new construction of the third previously foreclosed, blighted property are complete. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the new construction project.

Homeownership activity progress &ndash July 1, 2013 thru September 30, 2013

>In progress

Two units were sold to LMMI income eligible households. The final property is scheduled to close mid-October to a household below 50% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Sanders County SA</b>
<b>Activity Title:</b>	<b>Acquisition/rehab/rental</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

07/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Sanders County

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$492,714.00

**Total Budget**

\$0.00

\$492,714.00

**Total Obligated**

\$0.00

\$480,214.00

**Total Funds Drawdown**

\$0.00

\$480,214.00

**Program Funds Drawdown**

\$0.00

\$480,214.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$480,214.00

Sanders County

\$0.00

\$480,214.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition/rehab/rental of duplexes (5 units from 3 duplexes) to low income households.

**Location Description:**

Sanders County, Plains Montana. Properties are located either on the same street or neighboring block.

**Activity Progress Narrative:**

Acquisition activity progress &ndash July 1, 2013 thru September 30, 2013

>Completed

Acquisition of foreclosed properties occurred in summer of 2010. The County has worked with a local non-profit to carry out the NSP1 activities.

Five foreclosed duplexes were acquired producing ten total stabilized units. The impact to this neighborhood has been significant as there are few rental options in the area. This project has helped preserve affordable, decent, safe and sanitary housing units.

Rehabilitation activity progress &ndash July 1, 2013 thru September 30, 2013

>Completed

Rehabilitation activities are complete on all ten rental units. Carports and additional landscaping items were completed August 2011. The project was monitored by state NSP staff and the grantee has submitted conditional closeout information.

Two of the ten units included significant rehabilitation work to provide ADA upgrades.

>Program revenue is being used by the grantee to further the national objective under NSP guidelines.

Occupancy activity progress &ndash July 1, 2013 thru September 30, 2013

>Complete

All ten of the rental units are occupied with qualified tenants and at least two units have served households at or below 50%



AMI. The community has had a tremendous amount of interest expressed in this project and has had no shortage of eligible, qualified tenants.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/5	0/0	7/5	100.00
# Renter Households	0	0	0	7/5	0/0	7/5	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** Sanders County- NSA

**Activity Title:** Acq/Rehab/Rental

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/27/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Sanders County

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$521,155.00

**Total Budget**

\$0.00

\$521,155.00

**Total Obligated**

\$0.00

\$483,655.00

**Total Funds Drawdown**

\$0.00

\$483,655.00

**Program Funds Drawdown**

\$0.00

\$483,655.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$483,655.00

Sanders County

\$0.00

\$483,655.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition of three duplexes (5 units of 3 duplexes) for households at or below 120% AMI. Rehab work will be completed and units will be rented to eligible households.

**Location Description:**

Sanders County, Plains Montana. All properties are either located on the same block or neighboring block.

**Activity Progress Narrative:**

Acquisition activity progress &ndash July 1, 2013 thru September 30, 2013

>Completed

Acquisition of foreclosed properties occurred in summer of 2010. The County has worked with a local non-profit to carry out the NSP1 activities.

Five foreclosed duplexes were acquired producing ten total stabilized units. The impact to this neighborhood has been significant as there are few rental options in the area. This project has helped preserve affordable, decent, safe and sanitary housing units.

Rehabilitation activity progress &ndash July 1, 2013 thru September 30, 2013

>Completed

Rehabilitation activities are complete on all ten rental units. Carports and additional landscaping items were completed August 2011. The project was monitored by state NSP staff and the grantee has submitted conditional closeout information.

Two of the ten units included significant rehabilitation work to provide ADA upgrades.

>Program revenue is being used by the grantee to further the national objective under NSP guidelines.

Occupancy activity progress &ndash July 1, 2013 thru September 30, 2013

>Complete

All ten of the rental units are occupied with qualified tenants and at least two units have served households at or below 50%

AMI. The community has had a tremendous amount of interest expressed in this project and has had no shortage of eligible, qualified tenants.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/5	3/5	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	3/5	3/5	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	